

“Ringmer to 2030”

Appendix D

Assessment of potential new employment sites in Ringmer parish

The key criteria against which potential new major employment sites were assessed were that they are located close to, and have safe access to, the principal Ringmer road network (A26, B2192 & B2124); are accessible by public transport; will either have a positive impact on the streetscene or landscape or be effectively screened from view; will provide the necessary off-road parking for employees and business vehicles; will not create light pollution; and will not have an unacceptable impact on neighbours. Sites should ideally be within or close to one of the two main settlements. Sites should be available for development. Under current economic circumstances sites with existing convertible buildings are considered to have greater potential economic viability than greenfield sites [see appendices A & C].

Analysis of candidate sites was carried out using the criteria below, agreed following the Nov 2011-Feb 2012 consultations.

Assessment format: *The key criteria used to select suitable new major employment sites in the section of the parish outside the SDNP were:*

- (a) *Safe access to the principal Ringmer road network (A26, B2192 & B2124);*
- (b) *Accessibility by public transport, within 400m of bus stop;*
- (c) *Distance from settlements and services;*
- (d) *Current land use (with preference for the re-use of previously used land);*
- (e) *Effective screening, or potential for screening;*
- (f) *Availability;*
- (g) *Impact on the landscape and on neighbours;*
- (h) *Buildings for conversion already available on site [see appendices A & C]*

Notes

Sites within the SDNP must meet the above criteria and additionally demonstrate a positive impact on the purposes and duty of the National Park.

Conclusion **GREEN AMBER RED**

SITE 1: Land near Earwig Corner

Included in Lewes D.C. EELA (site P1), not identified in RVP

- (a) *A26*
- (b) *Bus; 4/hr to Lewes; 2/hr to Ringmer; 2/hr to Uckfield*
- (c) *Edge of Lewes town; 3 km from Ringmer village*
- (d) *Countryside in SDNP, high quality agricultural land*
- (e) *Not screened*
- (f) *Availability unknown*
- (g) *High impact on the landscape and on neighbours*
- (h) *No buildings on site*

Within SDNP, and negative impact on its purposes and duty.

Conclusion: unsuitable [Landscape/SDNP/land quality criteria & high impact on neighbours]

SITE 2: Land on Gote Farm, south of Gote Lane & east of New Road

Included in Lewes D.C. EELA (site P12), not identified in RVP

- (a) B2192/New Road
- (b) Bus; 2/hr to Lewes
- (c) Edge of Ringmer village, 1 km from services
- (d) Countryside in SDNP, high quality agricultural land
- (e) Not screened
- (f) Availability unknown
- (g) Very high impact on the landscape and on neighbours
- (h) No buildings on site

Within SDNP, and negative impact on its purposes and duty.

Conclusion: unsuitable [Landscape/SDNP/land quality criteria & high impact on neighbours]

SITE 3: Land east and south of Caburn Enterprise Park

Included in Lewes D.C. EELA (site P11), not identified in RVP

- (a) B2192 (or B2124)
- (b) No current public transport to site (possible future service), nearest bus stop Broyle Lane
- (c) Edge of Broyleside, adjoins employment site EMP7, 1.8 km from services
- (d) Countryside
- (e) Not well screened to north or east
- (f) Not available in its entirety for employment use
- (g) Substantial impact on the landscape, due to size, and on neighbours
- (h) No buildings on site

Very large site, 8.8 ha, with no evidence of demand on this scale

Conclusion: unsuitable [too large, impact on landscape & neighbours]

SITE 4: Land south of Caburn Enterprise Park

Part of Lewes D.C. EELA (part of site P11), identified in RVP

- (a) B2192
- (b) No current public transport to site (possible future service), nearest bus stop Broyle Lane
- (c) Edge of Broyleside, adjoins employment site EMP7, 1.6 km from services
- (d) Countryside
- (e) Not screened to east
- (f) Available
- (g) Limited impact on the landscape and on neighbours
- (h) No buildings on site

Would require some new screening

Served by the Ringmer WWTW, which currently has very limited additional capacity

Development in Phase 2, after provision of key infrastructure requirements

Strong support & little opposition from residents in 2013 consultations

Conclusion: suitable; to be allocated as extension to site EMP7, from phase 2 of Neighbourhood Plan

SITE 5: Former Chicken Farm, Lower Clay Hill

Not in Lewes D.C. EELA, included in RVP

- (a) A26
- (b) Bus, 2/hr to Lewes & Uckfield
- (c) 2.0 km from Ringmer village services, local services very close
- (d) Long-derelict chicken farm, with limited business use
- (e) Good screening
- (f) Available
- (g) Minimal landscape impact, increased existing impact on one neighbour
- (h) Buildings for conversion available on site

Strong support & little opposition from residents in 2011-12 consultations

Conclusion: suitable; include within site EMP20 from start of Neighbourhood Plan

SITE 6: Former Goldcliff Nursery site

Not included in Lewes D.C. EELA or RVP

- (a) *A26/Old Uckfield Road*
- (b) *Bus, 2/hr to Lewes & Uckfield*
- (c) *1.5 km from Ringmer village services, 0.5 km from local services*
- (d) *Derelict former nursery, current temporary planning permission for one unit*
- (e) *Very effective screening*
- (f) *Available*
- (g) *Low impact on the landscape and on neighbours, or on adjacent public footpath*
- (h) *No buildings on site;*

Temporary (2011) planning permission for one building & containers

Strong support & little opposition from residents in 2013 consultations

Conclusion: suitable; include within site EMP19 from start of Neighbourhood Plan

SITE 7: Land west of Diplocks Business Site

Not included in Lewes D.C. EELA or RVP

- (a) *B2192/Bishops Lane*
- (b) *Bus, 2/hr to Lewes*
- (c) *Adjoins employment site EMP4, 0.4 km from Ringmer village services, across village green*
- (d) *Countryside*
- (e) *Not screened to north or west*
- (f) *Submitted to SHLAA as housing site 23RG*
- (g) *Moderate impact on landscape, high impact on neighbours*
- (h) *No buildings on site*

Closest identified site to Ringmer village services

Also submitted to SHLAA as potential housing site

Some support but also substantial opposition from residents in 2013 consultations

Conclusion: unsuitable [not supported, not available, impact on landscape & neighbours]

SITE 8: Land south of Ringmer Business Park

Not included in Lewes D.C. EELA or RVP

- (a) *B2192/Chamberlaines Lane*
- (b) *Bus, 2/hr to Lewes*
- (c) *Adjoins employment site EMP6, 1.4 km from Ringmer village services*
- (d) *Countryside*
- (e) *Mostly screened, potential screening to south*
- (f) *Availability uncertain*
- (g) *Low impact on the landscape, limited views from SDNP, significant impact on 2 neighbours;*
- (h) *No buildings on site*

Some support but also significant opposition from residents in 2013 consultations

Conclusion: unsuitable [not supported, uncertain availability, impact on neighbours]

SITE 9: Land north of Ringmer Sewage Works

Not included in Lewes D.C. EELA or RVP

- (a) *B2124/Neves Lane*
- (b) *No public transport to site; nearest bus stop at Green Man*
- (c) *Adjoins Sewage Works employment site EMP9, 1.9 km to Ringmer village services*
- (d) *Countryside*
- (e) *Not currently screened to north, west or east*

- (f) Availability unknown
- (g) Moderate impact on the landscape, high impact on neighbours;
- (h) No buildings on site

Quite large site (4.0 ha)

Conclusion: unsuitable [impact on landscape & neighbours, availability unknown]

SITE 10: Farmyard at Bridge Farm, Barcombe Mills

Not included in Lewes D.C. EELA or RVP

- (a) A26/Barcombe Mills Lane
- (b) Very limited public transport past site; bus stop at Lower Clayhill, 2/hr to Lewes & Uckfield
- (c) 0.7 km to Lower Clay Hill convenience store, 2.7 km to Ringmer village services
- (d) Farm yard, largely redundant
- (e) Limited screening, impact on public footpath
- (f) Available
- (g) Limited impact on the landscape & neighbours;
- (h) Buildings for conversion available on site

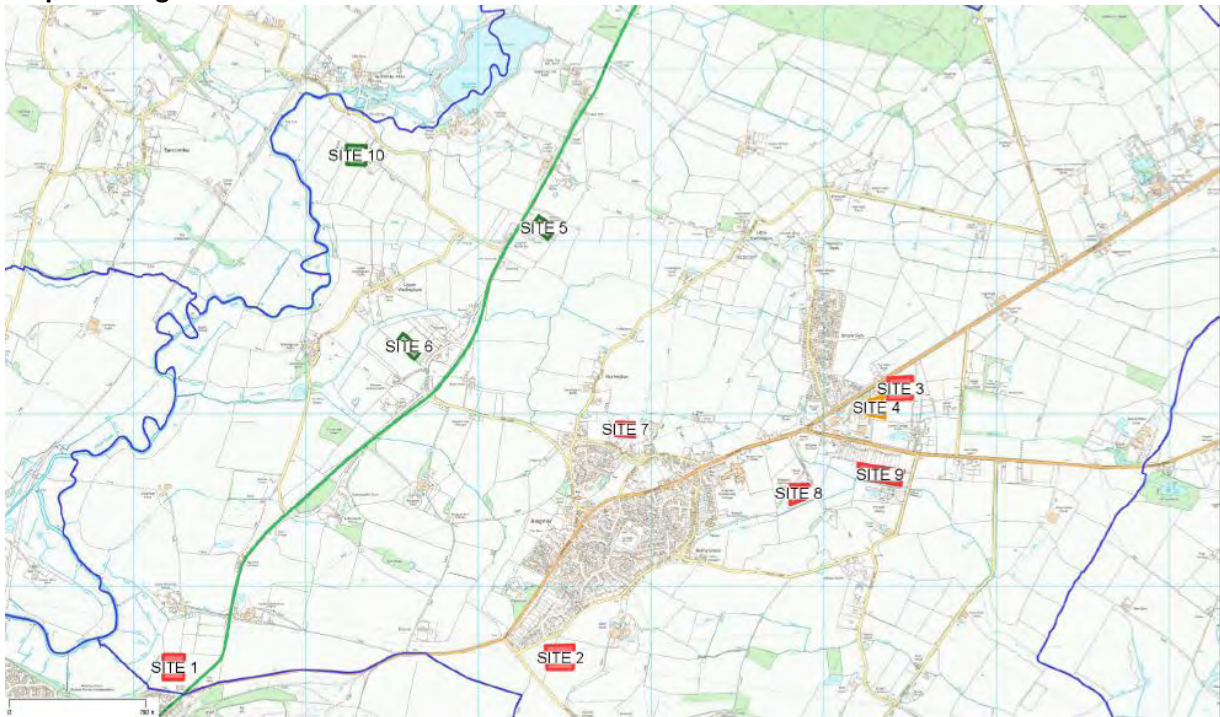
Part of site has 2011 planning permission, unimplemented except for one unit approved 2013

Strong support & little opposition from residents in 2011-12 consultations

Surrounded by highly significant archaeological site, identified 2012

Conclusion: suitable; include as site EMP23 from start of Neighbourhood Plan

Map showing locations of the sites considered above



Glossary

- EELA Lewes District Employment and Economic Land Assessment (2010, updated 2012)
- EMP Major Ringmer employment site listed in appendix 5.2
- RVP Ringmer Village Plan Employment Strategy (2006)
- SA/SEA Sustainability appraisal, incorporating a strategic environmental assessment
- SDNP South Downs National Park

Submission version, August 2014